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Chartered Building Surveyors

**58 Malden Road
London
NW5 3HG**

Design and Access Statement

1 APPLICATION SITE AND SURROUNDING AREA

1.1 The proposal is for the change of use of the ground floor shop from A1 to C3, 1 self contained studio flat and 1 self contained one bedroom flat

1.2 The application site is located within the West Kentish Town Conservation Area. The proposal relates to the ground floor of property and the replacement of the shop front and installation of rendered walls and windows in keeping with the surrounding area will enhance Conservation Area.

1.3 The site is on the corner of Malden Road and Rhyl Street in a secondary shopping area.

1.4 The site forms the end of a terrace of properties with mixed commercial and residential use on the ground floor and mainly residential use on the first floor. The corresponding property at the opposite end of the terrace has previously been converted into residential use from shop use.

1.5 The existing property is used as a retail A1 unit at the front of the ground floor with existing self-contained flats accessed from the rear. The basement, first and second floors are exclusively residential.

2 PROPOSAL

2.1 The shop comprises 63 sq m. and will be utilized to form the two proposed flats.

2.2 The rear section of the shop would be converted to one self- contained studio flat 31 sq m. No new external space will be added. One new window and one door will be added, which will match the existing.

2.3 The front of the shop will be converted into one self contained one bedroom flat 32 sq m. No new external space will be added. 3 new windows and one door will be added to the new rendered brick walls.

2.4 Approval of this application will not result in any additional building on this site.

3 DESIGN CONSIDERATIONS

3.1 USE: The proposed use is C3, residential and is compatible with the location and other residential units.

3.2 The external appearance of the property will be improved by the removal of the existing shop front and illuminated shop signage. Rendered brick walls will be provided to match the existing property and adjoining properties improving the aesthetics of the Conservation Area.

3.3 LAYOUT: The proposed flats will have floor areas of 31 sq m and 32 sq m, which complies with the current minimum requirements of the London Plan and Housing. The layouts are compact and well laid out.

3.4 SCALE: The proposal is part of an existing building no new space is to be constructed. There is no effect on scale.

3.5 LANDSCAPE AND AMENITY: There will be no adverse effects on the amenity of adjoining properties in terms of loss of daylight or sunlight, privacy or overlooking.

3.6 APPEARANCE: No major external amendments are proposed to the approved building either in size, height or footprint. The only proposed alterations are replacement of the shop front with rendered brick wall and new doors and windows to match the existing.

3.7 ACCESS: Pedestrian access will remain as existing to the site and two new entrance doors provided to the access the new flats.

4 CAR PARKING

4.1 No car parking is provided with this development. The applicant believes that there will be a necessity to enter into a Section 106 agreement to acknowledge that the Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 4.1 and 4.2 for all relevant purposes.

5 REFUSE

5.1 Provision will be made within the curtilage of the site for storage of normal and recyclable refuse.

6 CONCLUSIONS

6.1 The proposal makes an efficient use of the site with minimum impact on adjoining occupiers.

6.2 The proposal has no adverse effect on the West Kentish Town Conservation Area.

6.3 The proposal meets all policy and design requirements of the council.

6.4 The proposal is in a location with high level public transport access and ideally suited to provide economical residential accommodation in a very sustainable manner.

6.5 The proposal is fit to be approved.